



**NOTICE OF APPLICATION
SPENSE REASONABLE USE EXCEPTION
RUE2018-00309**

Date of Notice: June 6, 2018

Public Comment Period: Ends June 27, 2018 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application for a reasonable use exception (RUE) on May 8, 2018, for the development of a single-family residence on two lots encumbered by critical areas and their associated buffers. The subject property contains steep slopes and is located within the erosion hazard area and within the Erosion Hazards near Sensitive Water Bodies Overlay. The critical areas, when combined with the required buffers and tree retention requirements, provides little developable area for the construction of a single-family residence. As part of the proposal, the Applicant will combine the two lots into one lot.

In accordance with SMC 20.05.060, on June 6, 2018 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

File Number: RUE2018-00309.

Date of Application: February 8, 2018.

Date of Completeness Determination: May 21, 2018.

Date of Notice of Application: June 6, 2018.

Applicant: PK Enterprises, c/o Philip Kitzes, 23035 SE 263rd Street, Maple Valley, WA 98038, Phone: 206-227-7445, Email: pkenterprises.mv@gmail.com.

Owner: Jerry Spense, 37513 East Lake Walker Drive SE, Enumclaw, WA 98022, Phone: 425-766-5501, Email: jerry@spencerealestate.net.

Project Location: The proposed RUE is located to the north of 1219 211th Place NE, Sammamish, WA, within the SE Quarter of Section 29, Township 25 North, Range 06 East, W.M. The subject property is further identified as King County Assessor's Parcel Numbers 3575305437 and 3575305439.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: 425-295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Existing Documents Available for Review: All documents are available to view by appointment with the Staff Project Planner Assigned. Additionally, a copy all file documents, including the proposed site plan in a viewable format, can be found here: <https://spaces.hightail.com/space/OtLYRx10vU>.

State Environmental Policy Act (SEPA) Review: The proposed action is exempt from the provisions of SEPA pursuant to WAC 197.11.800(6)(a).

Public Comment Period: A 21-day public comment period applies to this project. Public comment on this proposal will be accepted from June 6, 2018 through June 27, 2018 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m. Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.

SITE PLAN

